

## 15. 2012SP-025-001

### TUGGLE AVENUE

Map 119-10, Parcel(s) 228

Council District 16 (Tony Tenpenny)

Staff Reviewer: Greg Johnson

A request to rezone from RS10 to SP-MU zoning and for final site plan approval for property located at 2901 Tuggle Avenue, at the southwest corner of Tuggle Avenue and Thompson Lane (0.27 acres), to permit a single-family dwelling unit and/or general office uses, requested by Terry & Associates, applicant, Rembert Woodroof, Jr., Ouida Woodroof Holt and Baker Woodroof, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**Rezone from RS10 to Specific Plan to permit general office and single-family residential land uses**

#### Specific Plan (preliminary and final)

A request to rezone from Single Family Residential (RS10) to Specific Plan – Mixed Use (SP-MU) zoning and for final site plan approval for property located at 2901 Tuggle Avenue, at the southwest corner of Tuggle Avenue and Thompson Lane (0.27 acres), to permit a single-family dwelling unit and/or general office uses.

### Existing Zoning

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

I-440 Impact Overlay – The property is within subarea 2-G of the overlay district. Policies within this overlay apply to zone change proposals that have been determined by Council to be related to the presence and or operational effects of Interstate 440.

### Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes single-family residential and general offices uses.

### CRITICAL PLANNING GOALS

N/A

### SOUTH NASHVILLE COMMUNITY PLAN

Residential Medium Density (RM) is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Special Policy Area No. 3 – Land uses intended in the NG, RM, and RLM policy areas include all types of residential development, community services customarily allowed in residentially zoned areas and offices. Single-family residential and office uses are proposed within this SP.

#### Consistent with Policy?

Yes. Although the RM policy is a residential only policy, the South Nashville Community Plan recognizes through its special policy area No. 3 that properties along Thompson Lane within the RM policy area could be appropriate for limited types of non-residential development. This proposed SP is a good example of the intent of this special policy because its intent is to reuse an existing residential building for residential and office land uses.

### PLAN DETAILS

This SP is proposed for one lot at the southwest corner of the intersection of Thompson Lane and Tuggle Avenue. This lot is currently a single-family lot with an existing dwelling. Although this lot is part of a residential neighborhood and was platted with the parcels to the south as part of the Tuggle Heights residential subdivision, it also has frontage on Thompson Lane, a major arterial road. Thompson Lane takes on a mixed development character in this area of formerly residential lots that now house small commercial developments, and some pockets of larger developments, such as churches, multi-family developments, and other non-residential uses. The special policy area No. 3 within the South Nashville Community Plan recognizes this mixed character along Thompson Lane and recommends limited non-residential development where it will maintain compatibility with adjacent residential development.

The SP plan shows the intent to use the property primarily as it exists today with some adaptation of the site to accommodate offices uses. The existing dwelling will be reused. The current driveway location on Thompson Lane will be used with the addition of three off-street parking spaces within the property. Because this property is located within the Urban Zoning Overlay, off-street parking spaces would not be required for any office uses. Additional landscape buffering is proposed along the west and south property lines. A six-foot fence is included along these property lines. With these specific improvements,

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the SP will meet the intent of the community plan by maintaining compatibility with surrounding residential while adapting the site to accommodate an office use.

The project is located within Sub Area 2-G the I-440 Impact Overlay. This overlay was originally implemented to avoid adverse impacts caused by land use changes encouraged by the introduction of Interstate 440. The I-440 Impact Overlay requires the Planning Commission to advise Council on the applicability of impact area policies. The site is located on the edge of the I-440 Overlay boundary along Thompson Lane. The closest interchange with Interstate 440 is approximately 1.5 miles to the northwest on Nolensville Pike. As described above, the proposal intends to reuse an existing residential building, which would maintain compatibility with the adjacent residential neighborhood to the south. Due to the distance of the property to Interstate 440 and the scale of the project, which is compatible in building height and size to the adjacent neighborhood, staff finds and recommends that the policies of the I-440 Impact Overlay are not applicable to this zone change.

The application does not include information on signage. To maintain compatibility with surrounding residential development, the height and placement of signage should be limited to the standards of the fall back zoning district of ON. Any ground signs should be placed along the Thompson Lane frontage only. Signs shall not be taller than 6 feet in height and shall be non-illuminated.

### STORMWATER RECOMMENDATION

Approved without sidewalks

### PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Any change to the driveway connection will require a permit from Metro Public Works.

#### Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.27	3.7 D	1 L	10	1	2

#### Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.27	-	4,704 SF*	127	17	17

\*Based off CN

#### Traffic changes between maximum: **RS10** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+117	+16	+15

### STAFF RECOMMENDATION

Staff recommends approval with conditions of the preliminary and final SP and disapproval without all conditions. The proposed uses are consistent with the South Nashville community plan. The site plan meets the intent of the land use policy to maintain compatibility with surrounding residential development while accommodating a non-residential use.

### CONDITIONS

1. Ground signs within this SP shall be monument-style signs with a maximum height of six feet and shall be limited to the Thompson Lane street frontage.
2. Illumination of any signs within this SP is prohibited.
3. The SP shall comply with the comments listed above from the Public Works Department.
4. Permitted land uses within this SP are limited to general office and single-family residential.

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5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the ON zoning district as of the date of the applicable request or application.
6. A corrected copy of the preliminary and final SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

Approved with conditions and disapproved without all conditions. (9-0), Consent Agenda

### **Resolution No. RS2012-181**

"BE IT RESOLVED by the Metropolitan Planning Commission that 20012SP-025-001 is **Approved with conditions and disapproved without all conditions.**

**The proposed uses are consistent with the South Nashville community plan. The site plan meets the intent of the land use policy to maintain compatibility with surrounding residential development while accommodating a non-residential use.**